# ANNUAL REPORT

## Provincial Land Commission

April 1, 1974 - March 31, 1975

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## IMPLICATIONS OF THE LAND COMMISSION ACT FOR NORTH AMERICA

In the first annual report of the Provincial Land Commission it was noted that the adoption of the Land Commission Act could be conceived as but one response to a continent-wide concern for wastefulness in the use of the land resource.

Many Americans had called for a "quiet revolution" in land use law. Senator Henry M. Jackson of Washington State, as Chairman of the United States Senate Committee on Interior and Insular Affairs, pointed out that legislative action was necessary as a "consequence of well-documented deficiencies in America's land development system." In the United States, a theme common to most of the state attempts to improve land use planning and management is the firm concept of "shared decision making." Experience in the United States clearly shows the inability of local or county governments to deal with certain aspects of land use regulation which are the concern of the wider constituency of the state. Hawaii, Vermont, and Maine, for example, have each adopted a statewide land regulatory system, but the techniques of land use control employed by each of the three are markedly different.[1].

On the Canadian scene, the Ontario Planning and Development Act has been in place since 1973. It calls for local, county and regional planning to be carried out in harmony with the wider design of provincial interest. The effect of similar regulation is already having a beneficial effect in the important Niagara Peninsula. As one editor puts it "Ontario's capacity to produce tender fruit in large quantities is receiving a measure of protection which should guarantee that it continues to be a prime source for a hungry world."[2].


1. Bosselman F., Callies David. The Quiet Revolution, Government Printing Office, Washington, D.C., 1971, P. 3.
2. Editorial, Canadian Fruitgrower, April, 1975, P. 3.

The Province of Quebec, with an even greater shortage of good agricultural land than British Columbia, is examining legislative measures to stop the loss of farm land. A staff team has visited most of the North American jurisdictions where remedial steps have been taken. At the request of the government of Quebec, B.C. Land Commission staff went to Quebec City on two occasions during the last year to assist this team in their project. The British Columbian solution seems to be favoured.

In Prince Edward Island a Land Use Commission has been established by the Provincial Government. In August of 1974 the Chairman of the B.C. Land Commission addressed an initial meeting in Charlottetown at the request of their responsible Minister.

In December, 1974, the Chairman of the Land Commission met in Brandon, Manitoba, with authorities concerned with land ownership and its use, to describe the B.C. legislation. Two delegations from the government of Newfoundland, as well as representatives from the Alberta Land Use Forum, visited Land Commission offices during the last year and were briefed on the land use legislation of this Province.

On February 21, 1975, State of Washington House Bill 784 was given its first reading and was referred to the Committee on local government. The Bill made use of legislative devices similar to those found in the Land Commission Act, to achieve the necessary goal of shared decision-making. Land Commission staff has been in consultation with Washington State authorities assisting them wherever possible.

The Land Commission has had the benefit of learning from the pioneer efforts made in the United States to protect the land resource. In turn, the bringing into effect of the British Columbia legislation has demonstrated to those jurisdictions in North America on the verge of adopting conservation measures, that, by a process of shared decision-making, Agricultural Land Reserves can be successfully designated in a relatively short period of time.

APPEALS TO THE LAND COMMISSION UNDER THE ENVIRONMENT AND LAND USE ACT

In the fall of 1972 the Government of British Columbia took interim measures to stem the loss of farmland within the Province. Environment and Land Use Act Orders-in-Council 4483/72 and 157/73 had the effect of placing a moratorium on the subdivision and use of certain agricultural land for other than farm purposes. Order-in-Council 157/73 also provided a mechanism of appeal to the Environment and Land Use Committee from the restraints imposed by this moratorium. On October 25, 1973, the responsibility for hearing appeals was transferred to the Land Commission. As the Agricultural Land Reserve plan for each district was designated the effect of the Orders-in-Council was terminated region by region. From the beginning of the moratorium until March 31, 1975, 2,550 appeals were launched. The majority of these were dealt with by the Land Commission and the balance by the Environment and Land Use Committee.

DESIGNATION OF AGRICULTURAL LAND RESERVES

The first annual report of the Land Commission covered a period in which the Agricultural Land Reserve boundaries were established in six of the 28 Regional Districts. During this last fiscal year the Land Commission designated an additional 20 Agricultural Land Reserves making 26 to date. Of the remaining two Regional Districts, the Agricultural Land Reserve plan for the Regional District of East Kootenay is nearly complete, while the Mount Waddington Regional District Agricultural Land Reserve plan is in the initial stages of preparation. Schedule "A" shows the dates of the designation of the Agricultural Land Reserves and Schedule "B" shows the acreage involved.

"FINE TUNING"

The designation of Agricultural Land Reserves, region by region, throughout the Province has had the effect of establishing a boundary line many thousands of miles long, around those relatively small and widely dispersed areas of British Columbia with a soil/climate potential for farming. For a year or two following designation a process of "fine tuning" will be necessary to correct oversights and to sort out anomalies inherent in a scheme of this magnitude.

To this end, last year 18 block appeals were submitted by municipalities and regional districts. The action was usually the result of local recognition that some adjustment in reserve boundaries was necessary to accommodate urban development of a very specific nature. In some instances, however, the request to alter the Agricultural Land Reserve was as a consequence of the development of a newly designed community plan, recognizing the need to protect farm land as well as to provide suitable areas for residential, commercial and industrial growth. The Land Commission in cooperation with Regional District Boards, Municipal Councils and their respective staffs investigated problem areas in some detail before making final recommendation to the Lieutenant-Governor in Council.

The value of "shared decision-making" was well demonstrated in the joint efforts made to research the block appeals for the benefit of the Lieutenant-Governor in Council. No longer were land use management decisions of wide public concern "being made on the basis of short-term economic considerations, and other factors which too frequently are unrelated or contradictory to sound environmental, economic, and social land use considerations," to quote the American federal Senate Bill S268.

## APPLICATIONS TO THE LAND COMMISSION UNDER THE LAND COMMISSION ACT

Applications to the Land Commission under its enabling statute are of three sorts:

(1) Under Section 9(2) of the Act an owner of land aggrieved by the designation of his or her land as part of an Agricultural Land Reserve may apply to the Commission to have the land excluded from the reserve and thereby exempted from the provisions of the law.

(2) Under section 11(4) of the Land Commission Act the Commission may hear and determine applications for permission to subdivide or to use any land in an Agricultural Land Reserve for a use other than a farm use, or for permission to sell or lease out a previously established non-conforming use.

(3) Under the provisions of B.C. Regulations 93/75, the Subdivision and Land Use Regulations of the Act, the Commission may permit certain scheduled categories of land use and allow the registration of specified subdivision plans.

In addition, it is possible under Section 10(4) of the Act for the Land Commission to deal directly by a specific order with certain other situations requiring land use and subdivision approval. Very infrequent use has been made of this section of the Act, as it pertains only to unusual circumstances.

In certain instances a person aggrieved by the inclusion of land in an Agricultural Land Reserve and dissatisfied with the decision of the Land Commission not to exclude it, may appeal to the Environment and Land Use Committee of Cabinet. Three requests for leave to appeal in this manner have been received by the Land Commission and leave to appeal was granted in two of the three instances.

## LAND ACQUISITION

The Land Commission has drawn upon a fund, established by the statute, for the purchase of 15 farms, orchards or ranches. Fourteen of the purchases were made during fiscal year 1974/75. These acquisitions, including improvements, were purchased for $4,374,400.00. In addition, the Macdonald-Buchanan holdings of 2,003 acres, in Langley, of mixed residential, farming and wild lands were acquired for $6,500,000.00 as a single purchase. The 11,863 acre Pegasus Ranch at Hudson Hope was purchased by the Land Commission as the agent of the administrators of the federal Agricultural Rural Development Act. Schedule "C" lists farmland acquisitions of the Land Commission.

One of the reasons for the purchase of farm lands was to establish a small supply of viable farms which could be made available to younger farm families on a career-long basis. The extremely high cost of land, coupled with the great expense of establishing most agricultural operations, has acted to prevent many otherwise eligible farm families from re-entering active production. For this and other reasons, the average age of farmers had risen to over fifty in recent years. (A comparable program established somewhat earlier in Saskatchewan has

resulted in a participating body of farmers averaging 32 years of age).

In some cases pasture has been acquired for the benefit of the wider agricultural community of an area. Occasionally, a combination of reasons; agricultural, conservationist, and recreational, has justified a purchase. Generally, however, the Land Commission has acquired agricultural land in order to stabilize farming in British Columbia by reducing the exodus of competent farm families from the industry.

## GREENBELT - ACQUISITIONS AND GIFTS

The Land Commission has been given by law the responsibility of preserving certain greenbelt lands and park lands. In this way an additional avenue has been provided to save land of special scenic and recreational importance for the people of this Province. Not designed to duplicate the Provincial or Regional Parks programme nor to supplant local playgrounds and municipal parks, the Commission's work has concentrated on areas of natural attraction worthy of conservation in and around urban areas.

The Commission has recommended to the Environment and Land Use Committee the expenditure of $1,550,000 towards seven projects in the fiscal year. In making its recommendations the Land Commission was influenced by priorities voiced by the Regional District Boards. To date 19 of the 28 boards have made proposals. In addition, many citizens and private organizations have submitted ideas to the Commission. Schedule "D" lists properties acquired by the Province as a result of action by the Environment and Land Use Committee, upon recommendation of the Land Commission.

Two gifts of land have been received by the people of British Columbia through the offices of the Land Commissior. The Morrell Wildlife Sanctuary, a total of 275 acres, is the gift of Mr. W.A. Morrell

of Nanaimo and is dedicated to the protection and study of wildlife. It is located adjacent to the regional college at Nanaimo, and is managed by the Malaspina College Council through an advisory committee, which includes Mr. Morrell and members of appropriate departments of the government of British Columbia.

Three hundred acres of choice land above Kalamalka Lake have been given to the Province by Dr. and Mrs. Hugh Campbell-Brown of Vernon. This land will remain as an example of unspoiled natural Okanagan landscape, although it may include a carefully placed campsite at a future date. It is known as Campbell-Brown Park.

## THE EXPLANATORY PLAN LEASE

On occasion, the Land Commission is asked to permit "just one parcel" to be cut off larger acreage. Usually the request is made by a retiring farmer, or a relative of the farmer. However, this raises some problems from a land preservation point of view. If small plots are allowed to be subdivided off each time a farmer retires (or changes his occupation), in due course the Agricultural Reserve would contain such a high percentage of purely residential occupants as to prejudice the agricultural enterprise of the area. The Commission has noted the impact of random subdivision and development in a number of parts of the Province. Eventually urban services are demanded, and nearby farmers complain of vandalism, traffic, hydro electric lines, etc., with considerable justification. Thus, while it seemed to the Land Commission that a person should be able to retire in the family home with his own garden or small holding, the Commission was not prepared to allow outright subdivisions that would permanently alienate small parcels of land.

In response to this class of request the Commission developed an alternative to formal subdivision. An "explanatory plan" solution was suggested to allow the registration of a lease (of sufficient duration

to assure security for the holder) in the appropriate Land Registry Office. The arrangement permits an owner to sell the entire acreage and retain a leasehold interest in the home and homesite, without subdividing the home and homesite from the main property.

## DEVELOPMENT OF CAREER FARM LEASES

The Land Commission has a policy of purchasing farmlands in special circumstances to make land available to young farm families unable to afford to buy property of their own. Much of the agricultural land of British Columbia appears to have a speculative value above and beyond its current value for agriculture. Young farm families are thus given the opportunity of avoiding inflated prices by leasing a farm on a career basis. It is believed that measures such as this will tend to stabilize agriculture in the long haul, in those parts of the Province where agriculture should be encouraged.

The particularly close relationship between the farm family and the land it works demands a career lease with many special provisions. The Land Commission, with the assistance of its legal advisors, has prepared a long term form of lease deisgned to give the farm family the strongest possible sense of proprietorship short of outright title.

To this end it is hoped that some farm families using career leases will be able to purchase the present improvements situated on the leased land, and will own those other improvements which they add later to the property. Upon the farmer's retirement these improvements may be sold to a succeeding farm family.

## LAND USE AND SUBDIVISION REGULATIONS

During 1974/1975 the Land Commission prepared subdivision and land use regulations under the Land Commission Act. These regulations simplify procedures for obtaining approval for certain kinds of subdivision plans.

They also spell out a number of compatible uses permitted without the necessity of formal approval by the Commission.

In recommending the regulations, the Commission continued its policy of stressing local involvement. A draft of the proposed regulations was circulated to the Regional Districts for comment. In addition, departments of the Provincial Government were consulted. The regulations came into effect on January 30, 1975.

## SPECIAL PROJECTS OF THE LAND COMMISSION

During the last year the Land Commission sought the advice of a small number of consultants to deal with important land use problems identified by the Commission in the course of administering the Act. In addition, varied measures were taken to encourage family farming. Educational material and demonstration projects have also been prepared in the interests of preserving the agricultural land resource.

### (1) Brochure

In response to an ever-widening interest in the Land Commission Act, the Commission had a 16-page colour brochure prepared describing the scope of the statute and outlining the first two years of its administration. Demand for this publication exceeded expectations, largely because of its graphic presentation of the B.C./Canada Land Inventory classification. This classification was the basis for much of the work done in establishing the boundaries of the Agricultural Land Reserves. Schools and libraries in every part of the Province have received the document as have many other organizations and individuals.

### (2) Canadian Transport Commission Hearing - Re: CPR Right-of-Way

At the request of local farmers, Commission members and staff appeared before a committee of the Canadian Transport Commission in April,1974 and January, 1975 contesting an application by Canadian Pacific Limited to construct a second line of rails between Tappen and Notch Hill, west of Salmon Arm. In consort with counsel from the Attorney General's Department, Commission representatives argued that the railway could no longer be oblivious to the use of good farmland for right-of-way. The dispute arose not out of

whether the company was prudent in planning a second line of track, but rather from the proposal to build the new track on a ten-mile-long looping route (departing far from the original right-of-way) through 24 farms. The design was said to be in the interests of achieving a more constant grade. The Land Commission contended that a balance of convenience should be struck giving due regard to the agricultural interests of the Province

(3) Delta Farm Road Proposals

In 1973 representatives of the farming community in the Municipality of Delta called the attention of the Land Commission to the particularly difficult set of obstacles which agriculturalists faced on the perimeter of Greater Vancouver. In Delta a disruptive network of highways, railways, hydro electric and gaslines,as well as subdivision roads,had evolved over the last several decades without any compromise in alignment being made to accommodate farmers. As a result there was longer travel time and subsequent higher operating costs involved in moving farm machinery from one farm to another, particularly during the critical seeding and harvesting periods. Otherwise viable farm units were in effect broken up. The passage of farm vehicles from one field to another across and along highways was severely restricted and in some cases prohibited. Seemingly purposeful utilities had posed a detrimental restraint on the use of some of the best farmland in British Columbia.

In response to the concerns of the farming community the Land Commission arranged meetings to discuss these restrictions with representatives from the Delta Farmers' Institute, Highways and Agriculture Departments, the Municipality of Delta and the Greater Vancouver Regional District. Special traffic controls for peak seeding and harvesting times have been arranged and the construction of some farm roads has been recommended.

(4) The Vernon Spray Irrigation Project

The City of Vernon for the last eight years has been investigating the possibility of disposing of all municipal sewage by land application. A pilot effluent spray irrigation project, jointly funded by municipal, provincial and federal authorities has shown that this method of disposal is feasible.

The Land Commission is cooperating with the City of Vernon in assembling agricultural lands to provide a base for the first phase of the permanent project. The moisture deficiency of the lands involved will be rectified by spray irrigation. It is expected that this will result in much higher productivity within the portion of the Agricultural Land Reserve involved.

(5) Spallumcheen - Rural Planning Study

In attractive rural municipalities such as Spallumcheen, the random development of housing and other non-farm uses very frequently has an undesirable effect. The Spallumcheen landscape would be particularly susceptible to the blight of urban sprawl unless care is taken to relate those areas developed for housing to the remaining agricultural and scenic parts of this unique valley. Thoughtless development would not only be very detrimental to the farming potential, but could also destroy the scenic qualities of this attractive link between the popular Okanagan and the Thompson-Shuswap regions.

A consultant has been retained on a shared cost basis by the Land Commission and the Municipality to study the characteristics of this valley and to present suggestions in both visual and written reports. It is intended that this pilot study will provide a model for solving similar problems in other rural areas in British Columbia.

(6) Langley Properties Plan

In order to increase agricultural production, as well as to demonstrate the extent to which important urban and recreational uses may be properly integrated, the staff of the Land Commission has initiated a study of the 2,000 acres of property recently acquired from Macdonald-Buchanan Holdings Limited in Langley.

The management of certain lands currently in berry production has been turned over to the Property Management Branch of the Department of Agriculture by the Commission. Actual farm operations will continue to be carried out by private farmers on lease.

The Environment and Land Use Committee Secretariat as well as several other government agencies are gathering information concerning the area. This data

will be used to establish long range land-use guidelines as a basis for action. The Commission hopes to demonstrate alternatives to the present land use pattern which will enable the agricultural community to live in close proximity to other uses.

(7) ASPO Conference

For the first time in ten years the combined meeting of the American Society of Planning Officials and the Community Planning Association of Canada will be held in a Canadian city, Vancouver. Widespread interest has been expressed in the Land Commission Act and to this end the Commission was asked to make a full presentation regarding its legislation to the 3,000 delegates expected to attend. The 20 minute slide/tape presentation describing the Canada Land Inventory and the Land Commission Act which was shown to more than 200 public meetings in the course of establishing the Agricultural Land Reserves, will be shown to the ASPO delegates on a continuing basis during the four day conference. Many state and county representatives have requested details of the B.C. Land Commission legislation, its procedures and regulations.

(8) Slide/Tape Information Package

A slide/tape information package, based on the pilot computer study of growth alternatives in the Kelowna region, is nearing completion. This educational material will be available for use by all communities in the Province.

FUTURE ACTIVITIES OF THE LAND COMMISSION

With the designation of the final Agricultural Land Reserve the initial phase of the Commission's work will come to a close. The next stages will include:

1. Completion of detailed adjustments in the Agricultural Land Reserves. This will involve, among other things, cooperation with Municipalities and Regional Districts as well as provincial government agencies where it is necessary to relate community and regional plans to the reserves.

2. Routine administration and improvement of land use and subdivision regulations.

3. Development of new approaches to land use and tenure problems, particularly in relation to agriculture.

4. Research and assist with solutions to the problems of urban development giving direction to urban growth more compatible with preservation of farmland.

5. Identification of land suitable for greenbelt, park and landbank purposes within the scope of the Land Commission Act.

SCHEDULE "A"

REGIONAL DISTRICTS

| | | |
|---|---|---|
| 1. | Regional District of Alberni-Clayoquot | April 18, 1974 |
| 2. | Regional District of Bulkley-Nechako | January 17, 1975 |
| 3. | Capital Regional District | June 27, 1974 |
| 4. | Cariboo Regional District | November 29, 1974 |
| 5. | Central Fraser Valley Regional District | April 24, 1974 |
| 6. | Regional District of Central Kootenay | September 27, 1974 |
| 7. | Regional District of Central Okanagan | July 24, 1974 |
| 8. | Regional District of Columbia Shuswap | September 3, 1974 |
| 9. | Regional District of Comox Strathcona | May 21, 1974 |
| 10. | Regional District of Cowichan Valley | May 21, 1974 |
| 11. | Dewdney Alouette Regional District | April 24, 1974 |
| 12. | Regional District of East Kootenay | (In preparation) |
| 13. | Regional District of Fraser Cheam | August 26, 1974 |
| 14. | Regional District of Fraser-Fort George | August 19, 1974 |
| 15. | Greater Vancouver Regional District | June 12, 1974 |
| 16. | Regional District of Kitimat Stikine | November 29, 1974 |
| 17. | Regional District of Kootenay Boundary | September 27, 1974 |
| 18. | Regional District of Mount Waddington | (In preparation) |
| 19. | Regional District of Nanaimo | July 5, 1974 |
| 20. | Regional District of North Okanagan | March 15, 1974 |
| 21. | Ocean Falls Regional District | January 17, 1975 |
| 22. | Regional District of Okanagan Similkameen | February 13, 1974 |
| 23. | Peace River-Liard Regional District | June 21, 1974 |
| 24. | Powell River Regional District | November 29, 1974 |
| 25. | Skeena-Queen Charlotte Regional District | February 13, 1975 |
| 26. | Squamish Lillooet Regional District | May 21, 1974 |
| 27. | Sunshine Coast Regional District | April 3, 1974 |
| 28. | Thompson-Nicola Regional District | August 30, 1974 |

SCHEDULE "B"

AMOUNT OF LAND IN DESIGNATED AGRICULTURAL LAND RESERVES, BY REGIONAL DISTRICT

| | Approximate Acreage in A.L.R. | % of Regional District in A.L.R. | |
|---|---|---|---|
| Alberni-Clayoquot | 19,600 | 1.1 | |
| Bulkley-Nechako | 735,120 | 3.8 | |
| Capital | 48,400 | 8.1 | |
| Cariboo | 2,286,000 | 11.2 | (1) |
| Central Fraser Valley | 136,700 | 75.6 | |
| Central Kootenay | 176,700 | 3.0 | |
| Central Okanagan | 81,700 | 11.1 | (1) |
| Columbia-Shuswap | 166,500 | 2.2 | |
| Comox-Strathcona | 108,000 | 2.1 | |
| Cowichan Valley | 54,300 | 6.2 | |
| Dewdney-Alouette | 58,700 | 8.2 | |
| East Kootenay | - | - | (2) |
| Fraser-Cheam | 90,800 | 3.3 | |
| Fraser-Fort George | 863,600 | 6.7 | |
| Greater Vancouver | 80,400 | 12.5 | |
| Kitimat-Stikine | 158,512 | .6 | |
| Kootenay Boundary | 136,000 | 6.6 | (1) |
| Mount Waddington | - | - | (2) |
| Nanaimo | 52,000 | 10.2 | |
| North Okanagan | 173,600 | 8.9 | |
| Ocean Falls | 11,000 | .2 | |
| Okanagan-Similkameen | 213,600 | 7.8 | |
| Peace River-Liard | 3,702,500 | 7.2 | |
| Powell River | 34,860 | 2.6 | |
| Skeena-Queen Charlotte | 108,400 | 2.7 | |
| Squamish-Lillooet | 66,988 | 1.6 | |
| Sunshine Coast | 15,500 | 1.6 | |
| Thompson-Nicola | 1,404,700 | 12.4 | (1) |

(1) Includes substantial areas of range land (classes 5 and 6 C.L.I.)

(2) Not yet calculated.

SCHEDULE "C"

## LIST OF AGRICULTURAL LANDS PURCHASED TO FEBRUARY 28, 1975

| Property Owner and Location | Acres | Total Cost With Improvements |
|---|---|---|
| Hanson Dairy<br>Delta | 99 | 350,000 |
| Embree Dairy<br>Delta | 101 | 275,000 |
| De Clarke Farm<br>Ladysmith | 160 | 390,000 |
| Pearce Ranch<br>Rossland | 2,058 | 280,000 |
| Thunderbird Farm<br>Duncan | 149 | 155,000 |
| Reahil Orchard<br>Rutland | 16 | 92,000 |
| Nemanishen Orchard<br>Creston | 20 | 90,000 |
| Henry Farm<br>Surrey | 58 | 133,400 |
| Gifford Ranch - Stoner<br>Prince George | 1,190 | 315,000 |
| Friesen Farm<br>Ladner | 44 | 264,000 |
| Mead Ranches<br>Fort Steele | 1,463 | 742,000 |
| Point V Bar<br>Skookumchuk | 300 | 130,000 |
| Kennedy Farms<br>Cloverdale | 191 | 895,000 |
| Hayward<br>Kamloops | 139 | 139,000 |
| Thompson<br>Langley | 40 | 124,000 |
| Macdonald-Buchanan<br>Langley | 2,003 | 6,500,000 |

* As agents for ARDA the Land Commission also purchased the Pegasus Ranch at Hudson Hope for $230,000, consisting of 11,680 acres for which the Land Commission has been reimbursed.

GREENBELT SITES RECOMMENDED
BY THE LAND COMMISSION AND APPROVED BY ENVIRONMENT AND LAND USE COMMITTEE

March 17/75

| SCHEDULE "D"<br>Property | Location | Acreage | Contribution out of the Greenbelt Fund | Total Purchase Price | Comments |
|---|---|---|---|---|---|
| Swan Lake<br>Xmas Hill<br>Nature Centre | District of Saanich | 7 1/2 acres<br><br>NOTE: 9 lots & 3.5 acre site purchased to date.<br>8 lots still to be purchased. | $300,000<br><br>NOTE: 9 lots for $97,500<br>3.5 acre site for $127,500 | | Provincial Government is 1 of 5 contributors to this project. |
| Courtenay River Estuary | between Town of Comox & City of Courtenay | 24.3 ac. | $98,850 | $98,850 | |
| Dunsmuir Farm | Crescent Beach, Surrey | ±15 ac. | $313,905 | $459,098.09 (no adjustments) | Province contributed 2/3 and Surrey 1/3 towards purchase. |
| Kapoor | Burrard Inlet Burnaby | 21 ac. | $620,000 | $1,240,000 | Province and Burnaby tenants-in-common, purchased on 50-50 cost sharing basis. |
| Big Bend | Burnaby | 6.06 ac. | $180,000 | $360,000 | Province and Burnaby tenants-in-common, purchased on 50-50 cost sharing basis. |
| Rimbey Property | Pine River, Peace River-Liard | 35 ac. | $27,053.57 (including adjustments) | $27,053.57 | |
| Spence Property | Beatton River Ft. St. John | 14.7 ac. | $4,214.40 (including adjustments) | $4,214.40 | |